



**CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS**

OWNER: W. Lord Lyall, IV
PROJECT: Victoria Gardens at Leesburg
REQUEST: PUD Amendment to extend the phasing for thirty-six (36) months
CASE NO.: RZ-14-86
MEETING DATE: October 16, 2014

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed zoning district PUD (Planned Unit Development) amendment to extend the phasing for thirty-six (36) months is compatible with adjacent property zoned R-3 (High Density Residential) to the south and east. With the proposed conditions, there does not appear to be a conflict with adjacent property zoned M-1 (Industrial) to the south and west, and with property zoned PUD (Planned Unit Development) to the west.
2. The proposed zoning PUD (Planned Unit Development) district amendment is compatible with the existing future land use designation of High Density Residential (18 units per acre). The proposed district as conditioned does not appear to create a detriment to adjacent land uses.
3. The proposed zoning district PUD (Planned Unit Development) amendment is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve the recommendation to amend the zoning to extend the phasing for thirty-six (36) months for the subject property with the proposed amended PUD (Planned Unit Development) Conditions attached (Exhibit A) hereto, dated October 16, 2014 and forward to the City Commission for consideration.